

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Housing Department - Sanction 6,00,000 houses for Rural and Urban areas (i.e.5,40,000 houses for Rural and 60,000 houses for Urban) under Rachabanda Programme in the State for the year 2011-12 – Orders – Issued.

HOUSING (RH.A1) DEPARTMENT

G.O.Ms.No. 33

**Dt.18.10.2011.
Read the following:-**

1. Govt. Cir. Memo No. 664/RH.A1/2011.1 dt 31.3.2011.
2. From the M.D., APSHCL, Lr.No.1658/DEE Co.ordn./
Rachabanda/New Applns/2011, dt.27.9.2011and 30.9.2011.

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ORDER:

Government in Circular Memo 1st read above, instructions were issued to the District Collectors in the State except Hyderabad to constitute multi-disciplinary teams consisting of Tahsildar, MPDO and Assistant Engineer (Housing) at Mandal level for verification of the applications received during Rachabanda programme and confirming the eligibility of the applicants as per the eligibility criteria and procedures mentioned in the Annexure I and II of the said circular.

2. In the reference 2nd read above, the Managing Director, A.P. State Housing Corporation Limited, among other things, reported that as per the instructions of Government the districts have entered the eligible applications and the details of 14,17,139 eligible beneficiaries, as on 23.09.2011 and it is expected that the District Collectors will complete the total verification of Rachabanda applications and data entry in another few days and the total figure may be around 15 lakhs. The Managing Director, A.P. State Housing Corporation Limited has stated that the Group of Ministers constituted for Rachabanda Programme, while reviewing the status in the month of August 2011, proposed to sanction the houses against the applications received under Rachabanda programme in phased manner. The Managing Director, A.P. State Housing Corporation Limited, has requested the Government to sanction 6,00,000 houses both for Rural and Urban areas (i.e.5,40,000 houses for Rural and 60,000 houses for Urban) with a unit cost of RPH house i.e., Rs.45,000/- and UPH i.e., Rs.55,000/- under Rachabanda Programme in the State for the year 2011-12 and furnished eligibility criteria and guidelines for sanction of houses.

3. Government, after careful consideration of the circumstances stated by the Managing Director, AP State Housing Corporation Limited, Hyderabad in his letter read above, hereby accord sanction for construction of 6,00,000 houses against the applications received during the Rachabanda-I of 2011-12 who are found eligible and registered on line, both for Rural and Urban areas (i.e.5,40,000 houses for Rural and 60,000 houses for Urban) with the unit cost of Rs.45,000/- for RPH house (i.e. Rs.13,200/- Govt. Subsidy, Rs.31,300/- Loan Component and Rs.500/- Beneficiary Contribution) for Rural areas and unit cost of Rs.55,000/- for UPH house (i.e. Rs.6,000/- Govt. Subsidy, Rs.47,000/- Loan Component and Rs.2,000/- Beneficiary Contribution) for Urban areas under Rachabanda. Out of 6,00,000 houses, 3,37,680 houses (i.e. 3,24,000 houses for Rural and 13,680 houses for Urban) would be for SC / ST beneficiaries for whom, additional loan of Rs.20,000/- and Rs.30,000/- is sanctioned in Rural and Urban areas respectively, over and above the unit cost as is being sanctioned under INDIRAMMA in all Phases. The total project cost of Rs.344904.00 lakhs. The detailed financial pattern is as follows :

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Sl. No	Category	Unit cost	Number of houses	Project cost	Govt Subsidy	Govt. Loan Component	Beneficiary Contribution
		(Rs)	(Units)	(Rs in Lakhs)			
1	RPH	45,000/-	540000	243000.00	71280.00	169020.00	2700.00
2	UPH	55,000/-	60000	33000.00	3600.00	28200.00	1200.00
Total:			600000	276000.00	74880.00	197220.00	3900.00
Additional Loan for SC/STs							
3	RPH	20000/-	324000	64800.00	0.00	64800.00	0.00
4	UPH	30000/-	13680	4104.00	0.00	4104.00	0.00
Sub total			337680	68904.00	0.00	68904.00	0.00
Total Outlay				344904.00	74880.00	266124.00	3900.00

4. The Commissioner, Weaker Section Housing Programme is requested to approach the Government for release of amount from the Budget provision, as and when need arises depending on the pace of completion of houses.

5. The eligibility criteria and guidelines for sanction of the houses sanctioned in para (3) above, is appended as Annexure-I to this order. The district wise allocation of houses both for Rural and Urban and percentage of houses for SC / ST / Minorities and Others both Rural and Urban is as shown in the Annexure-II appended to this order.

6. The District Collectors / Executive Directors (H), APSHCL, shall sanction houses with the approval of the District Incharge Minister.

7. The Managing Director, AP State Housing Corporation Limited, District Collector/Executive Director, APSHCL shall take necessary further action in the matter accordingly.

8. This order, issues with the concurrence of Finance (Expr. Housing) Department vide their U.O.No.9967/80/Exp.Hsng/2011, Dated: 3.10.2011.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

DR.MANMOHAN SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Weaker Sections Housing Programme, Hyderabad.

The Managing Director, A.P.State Housing Corporation Ltd., Hyderabad.

All the District Collectors/Executive Directors, A.P.State Housing Corp. in the State.

Copy to:

The Accountant General, (Audit-I), Andhra Pradesh, Hyderabad

The Accountant General, (Audit-II), Andhra Pradesh, Hyderabad

The pay and Accounts Officer, Hyderabad

The Director of Treasuries and Accounts, Hyderabad

The Commissioner, Information & Public Relations, Hyderabad.

The P R & R D (RWS) Dept, Hyderabad.

The Finance (Expr.Hsg.) Department

The Finance (W&M) Department / The Finance (BG.II) Department

The PS to Addl. Secretary to CM / The PS toM (Housing).

The Housing (U&IAY) Department.

SC/ST

// FORWARDED :: BY ORDER //

SECTION OFFICER

ANNEXURE - I

(G.O.Ms.No. 33 , Housing (RH.A1) Department, dt:18.10.2011)

- (i) Beneficiary must be eligible as per INDIRAMMA guidelines.
- (ii) The applicant should have a valid White Ration Card and the ration card shall be in her / her spouse name/his name (in case of unmarried/ widower / physically handicapped).
- (iii) No one in the family should have been sanctioned a house earlier in the family of the person under any housing scheme.
- (iv) The house in which family is living presently shall be Semi-Permanent house or a hut.
- (v) The applicant shall possess sufficient site for construction of house or shall request for new house site patta / possession certificate.
- (vi) Only one pucca house per family shall be considered.
- (vii) The District Collector shall sanction the houses by issuing individual sanction proceedings with the approval of the District Incharge Minister.
- (viii) The Collectors should ensure the beneficiary proposed for sanction has been found eligible as per the eligibility and procedure mentioned in Government Circular Memo No:664/RH.A1/2011-1, dt:31.3.2011.
- (ix) The beneficiaries must be selected only from out of the list registered by the District Collectors in the online system after verification of the applications received during Rachabanda.
- (x) While issuing sanctions, the District Collectors shall ensure that the minimum number of prescribed houses of SC/STs, Minorities as mentioned in Annexure- II is strictly followed.
- (xi) While sanctioning the houses the District Collector may give priority for sanctioning houses in clusters and in such a manner to reach hut-free status in the gram panchayat/village.
- (xii) Wherever the beneficiaries fall under Category-II, the District Collector shall take necessary action through the Revenue Department for issue of pattas / possession certificate, wherever eligible duly following relevant Government orders, rules and guidelines.

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- (xiii) Wherever the beneficiaries fall under Category-III, the District Collector shall take necessary action, in consultation with Social Welfare Department, for acquisition of land and making the land available to the Housing Department with suitable development, including land leveling etc. so that the site is suitable for construction of houses.
- (xiv) Whenever the Collectors are sanctioning the houses, the Collectors shall get it ensured through the PD(Housing), the District Supply Officer and the concerned Tahsildar that the beneficiary is eligible BPL beneficiary for the housing programme having a valid ration card and patta/possession certificate.
- (xv) Immediately, after sanctions, the Collectors would also ensure that the PD(Housing) take necessary action for completing the online registration in 39 column format in full shape along with details of individual bank account of the beneficiary.
- (xvi) When once the beneficiary details are confirmed, beneficiary name along with ID should be got generated so that further action for grounding of the houses can be taken up.
- (xvii) For grounding, measurement, check measurement, payment, the instructions and guidelines issued under INDIRAMMA housing programme as applicable on date shall be scrupulously followed.

**DR.MANMOHAN SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

ANNEXURE-II

(G.O.Ms.No. 33 _____, Housing (RH.A1) Department, Dt.18.10.2011)

Rachabanda Programme 2011 - District wise Distribution of houses in Rural and Urban areas in Phase I (2011-12)

SI No	District	No. of houses sanctioned		Total	Mininum no. of houses under each category under RPH				Mininum no. of houses under each category under UPH			
		Rural	Urban		SC/STs (60%)	Minorities (15%)	Balance for all castes	Total	SCs (16.2%)	STs (6.6%)	Balance for all castes	Total
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Srikakulam	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
2	Vizianagaram	16200	1800	18000	9720	2430	4050	16200	292	119	1390	1800
3	Visakhapatnam	27000	3000	30000	16200	4050	6750	27000	486	198	2316	3000
4	East Godavari	34200	3800	38000	20520	5130	8550	34200	616	251	2934	3800
5	West Godavari	27000	3000	30000	16200	4050	6750	27000	486	198	2316	3000
6	Krishna	23400	2600	26000	14040	3510	5850	23400	421	172	2007	2600
7	Guntur	30600	3400	34000	18360	4590	7650	30600	551	224	2625	3400
8	Prakasam	21600	2400	24000	12960	3240	5400	21600	389	158	1853	2400
9	Nellore	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
10	Chittoor	25200	2800	28000	15120	3780	6300	25200	454	185	2162	2800
11	Kadapa	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
12	Anantapur	25200	2800	28000	15120	3780	6300	25200	454	185	2162	2800
13	Kurnool	25200	2800	28000	15120	3780	6300	25200	454	185	2162	2800
14	Mahaboobnagar	25200	2800	28000	15120	3780	6300	25200	454	185	2162	2800
15	Ranga Reddy	16200	1800	18000	9720	2430	4050	16200	292	119	1390	1800
16	Medak	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
17	Nizamabad	16200	1800	18000	9720	2430	4050	16200	292	119	1390	1800
18	Adilabad	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
19	Karimnagar	23400	2600	26000	14040	3510	5850	23400	421	172	2007	2600
20	Warangal	21600	2400	24000	12960	3240	5400	21600	389	158	1853	2400
21	Khammam	18000	2000	20000	10800	2700	4500	18000	324	132	1544	2000
22	Nalgonda	21600	2400	24000	12960	3240	5400	21600	389	158	1853	2400
	State Reserve	52200	5800	58000	31320	7830	13050	52200	940	383	4478	5800
	Total:	540000	60000	600000	324000	81000	135000	540000	9720	3960	46320	60000

DR. MANMOHAN SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT